

# Urban Reserves Planning Triple Bottom Line Sounding Board

May 9, 2019



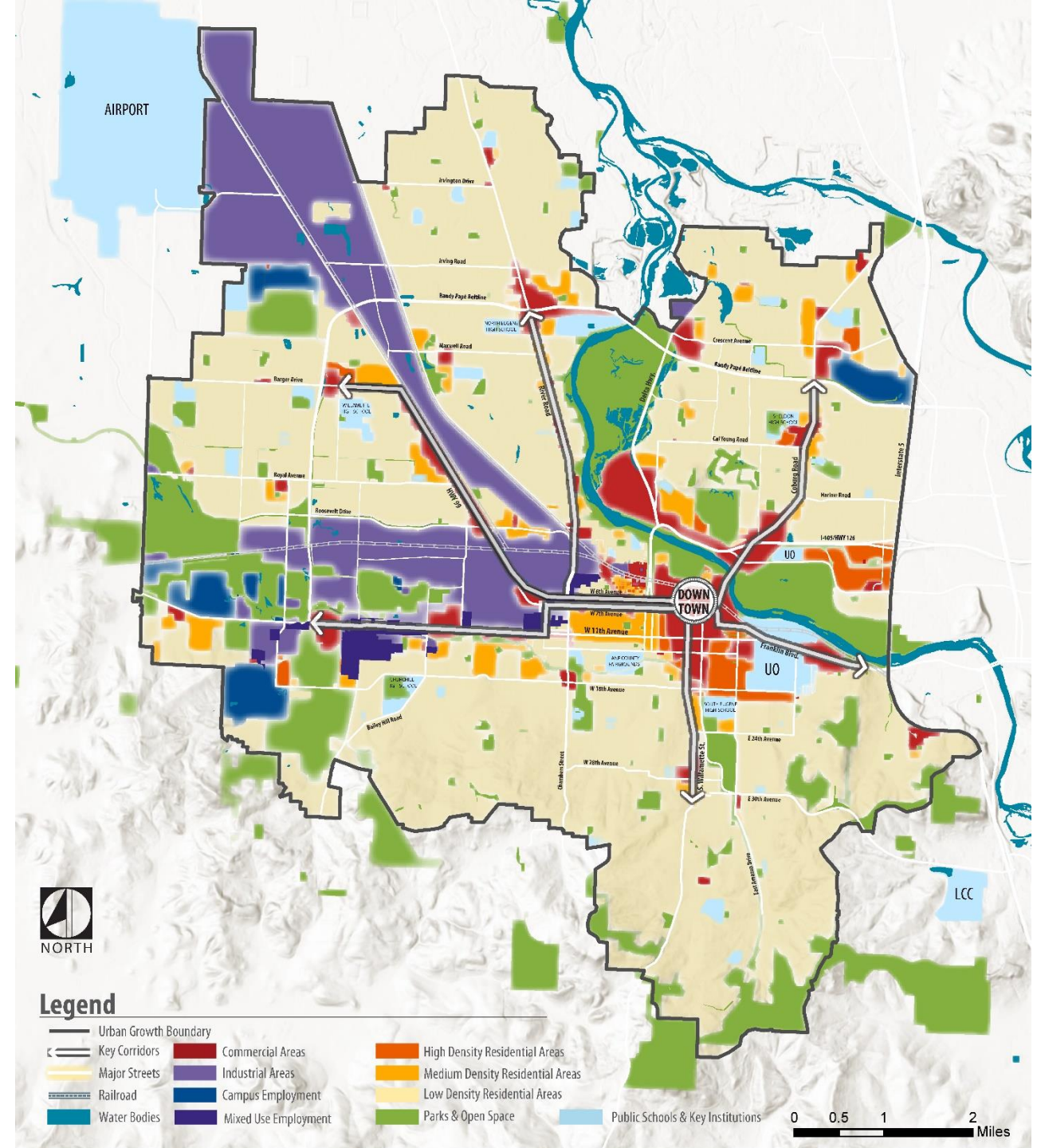
# Outline:

- **Background** – *why (and how) are we doing this?*
- **Technical analysis** – *what have we done?*
- **Suitability analysis** – *what are we doing?*
- **Sounding Board charge** – *how can I help?*



# 7 Pillars & Community Vision

1. Provide ample **economic opportunities** for all community members
2. Provide **housing affordable** to all income levels
3. Plan for **climate change** and energy resiliency
4. Promote **compact urban development** and efficient **transportation options**
5. Protect, repair, and enhance **neighborhood livability**
6. Protect, restore, and enhance **natural resources**
7. Provide for adaptable, flexible, and **collaborative implementation**





# Urban Reserves provides:

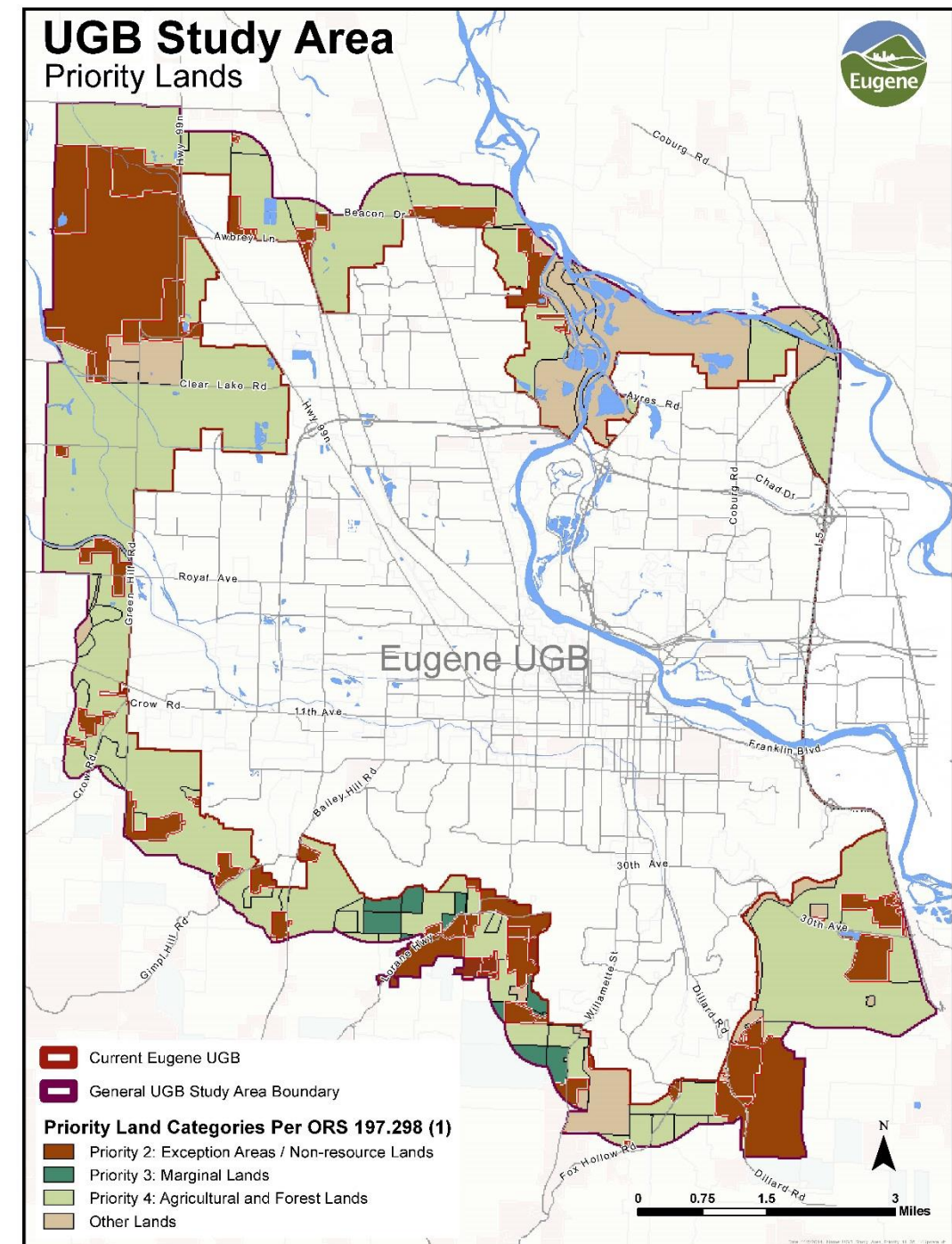
- a 10- to 30-year supply of land for possible future expansion outside of an urban growth boundary
- the cost-effective provision of public facilities and services when land is brought into the UGB
- more certainty ... for landowners, service providers, local jurisdictions



# Why now?

- Housing supply and affordability
- Direction from Council and Board of Commissioners
- Coordinated with Growth Monitoring
- Urban Reserves in place before the UGB is re-examined in January 2021
- Not limited to exception areas and non-resource lands—more/better options!

From 2012 Residential Expansion Analysis →

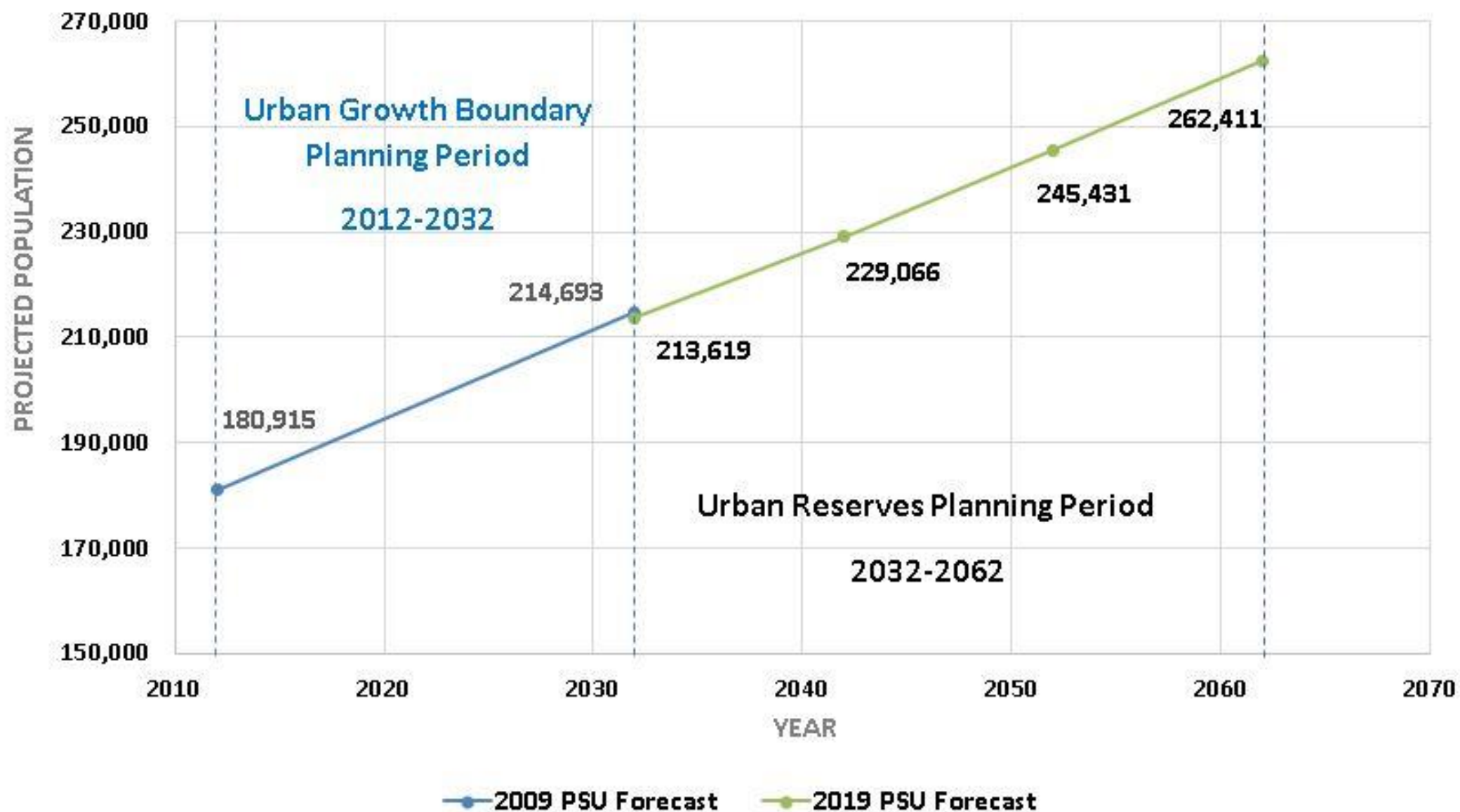


# Urban Reserves & Growth Monitoring **Project Timelines**

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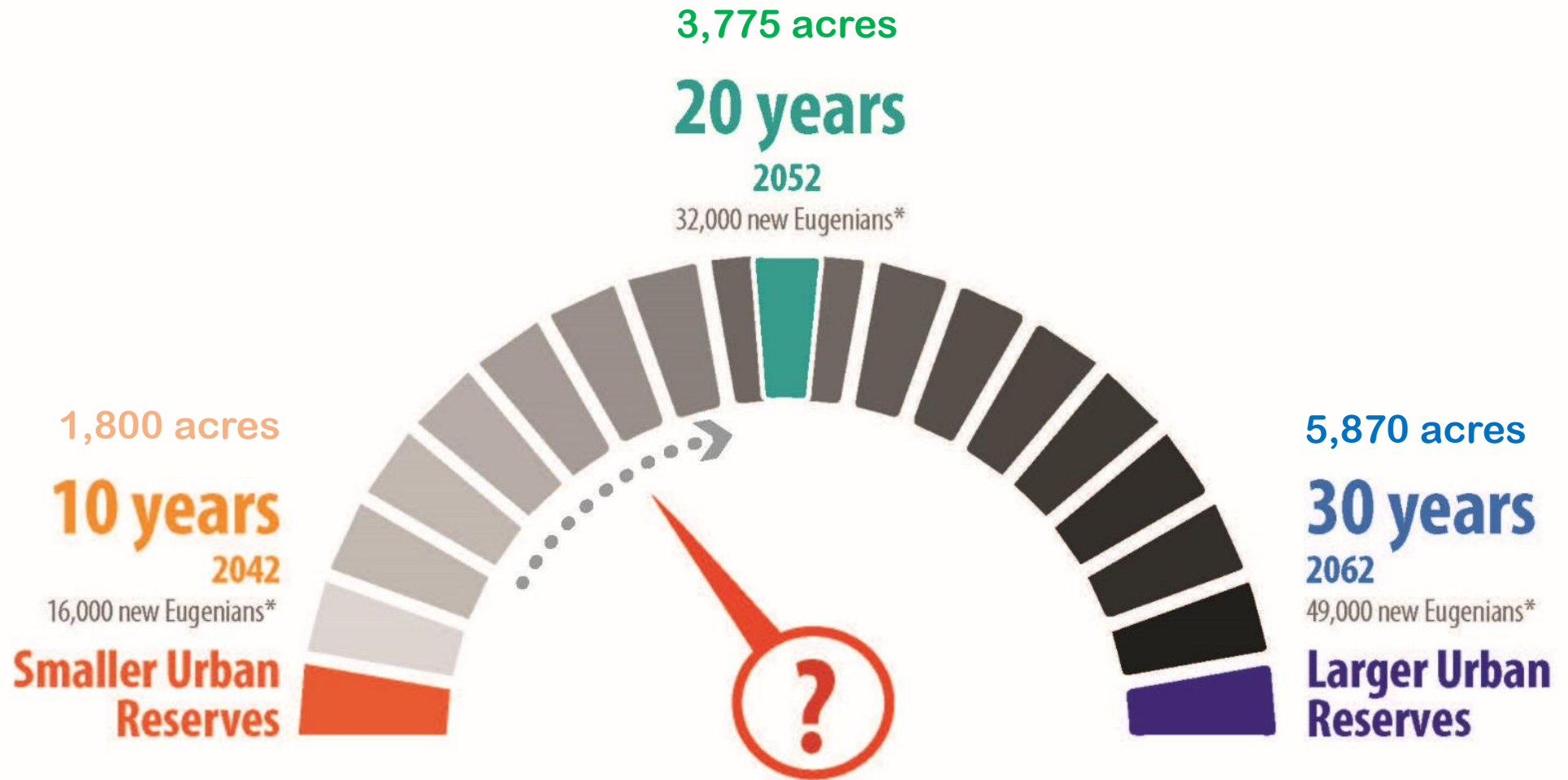


## EUGENE'S PROJECTED POPULATION





# How many people are we planning for?



\*Population change since 2032



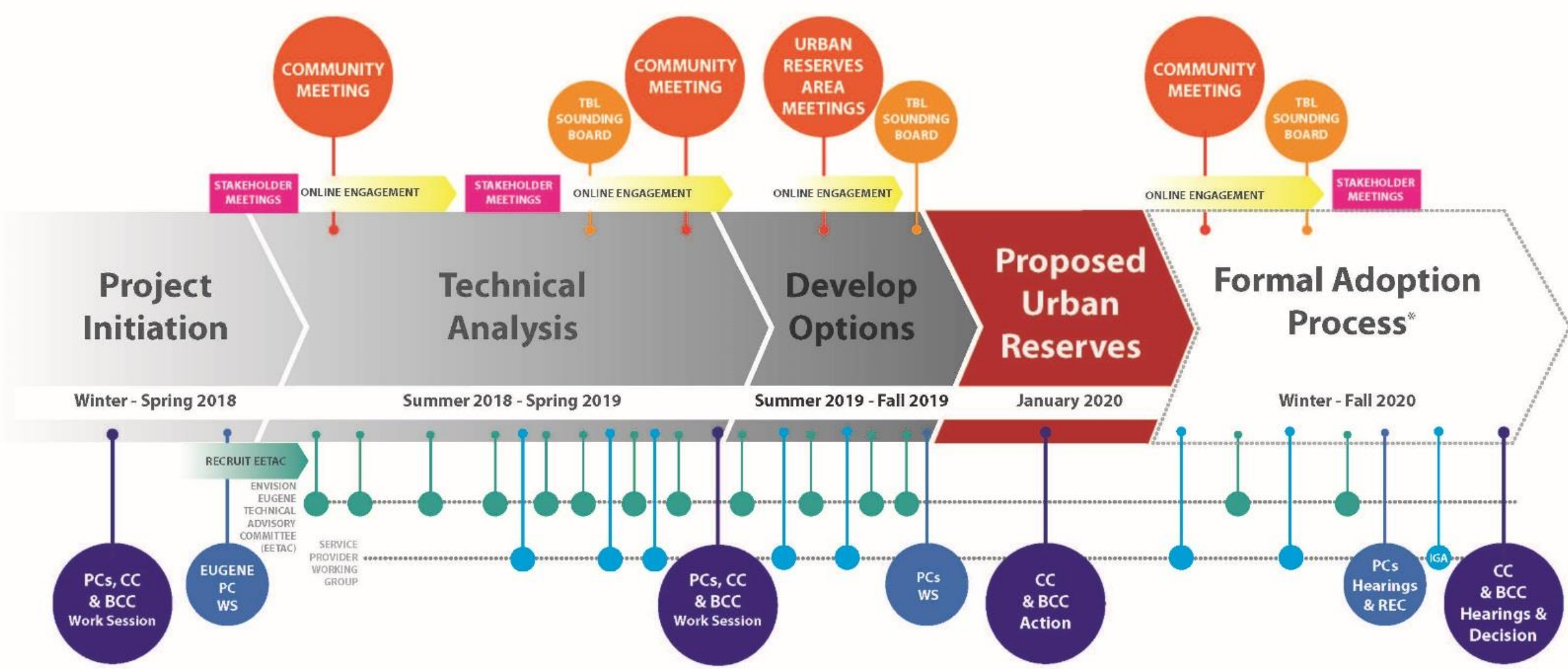
# How are we doing it?

Collaborative effort!

- Technical Advisory Committee
- Community members
- Property owners
- Stakeholder groups
- Eugene
- Lane County
- Nearby Cities
- Utility and Service Providers
- TBL Sounding Board



# URBAN RESERVES OUTREACH PROCESS



**ABBREVIATION KEY:**

- TBL = Triple Bottom Line
- PCs = Lane County and City of Eugene Planning Commissions
- CC = City of Eugene City Council
- BCC = Lane County Board of Commissioners
- EETAC = Envision Eugene Technical Advisory Committee
- IGA = Intergovernmental Agreements
- WS = Work Session
- REC = Recommendation

\* Outreach as needed, depending on direction.

February 2019 update



# Envision Eugene Technical Advisory Committee

- Advises staff on City-wide growth management initiatives
- Reviews technical information used to inform policy decisions
- Appointed by City manager
- 13 members including City Councilor, Planning Commissioner, Sustainability Commissioner, interest groups, citizens





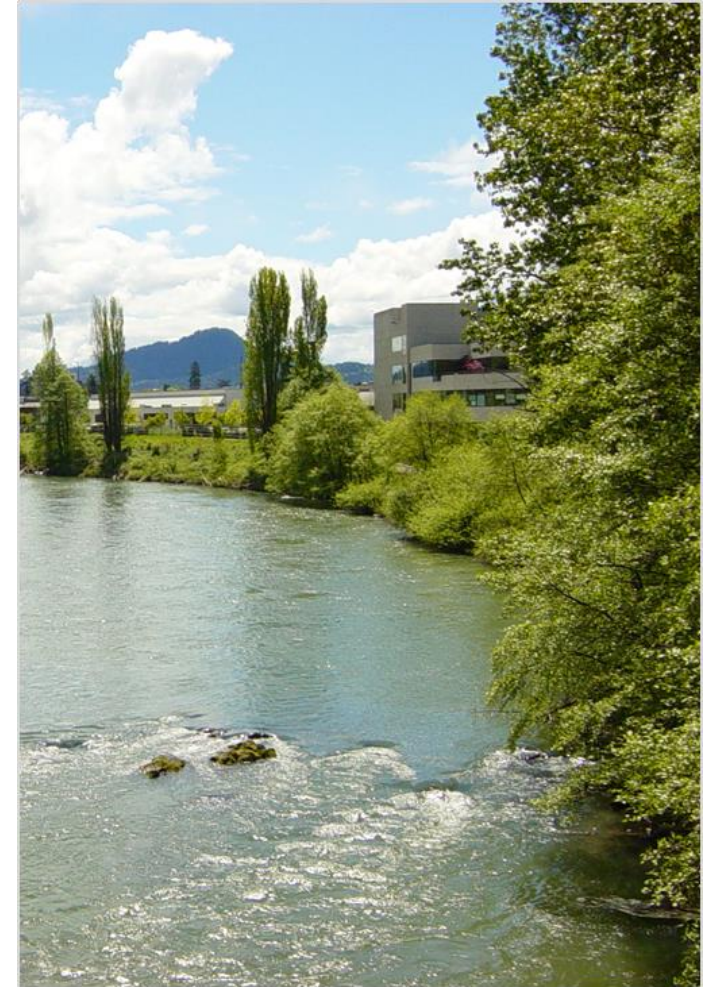
# Service Provider Working Group

- Includes wastewater, water, parks, transportation, stormwater and fire protection
- Inside UGB & those serving study area
- Evaluates service provision & high-level cost estimates – key to informing decision
- Develops intergovernmental agreements (IGAs)



# Triple Bottom Line Sounding Board

- Provides project advice and feedback through the lens of City's **TBL framework**
- Provides input on how to best reach **topic-specific constituencies**
- Acts as **liaisons** to groups they represent
- Input to project management team; **no formal recommendations**



1. Establish Study Area  
and Identify Priority Lands



2. How much land do we need?



3. Identify Developable Land



4. Capacity Analysis



5. Evaluate land by suitability and priority



6. Develop Urban Reserves Alternatives

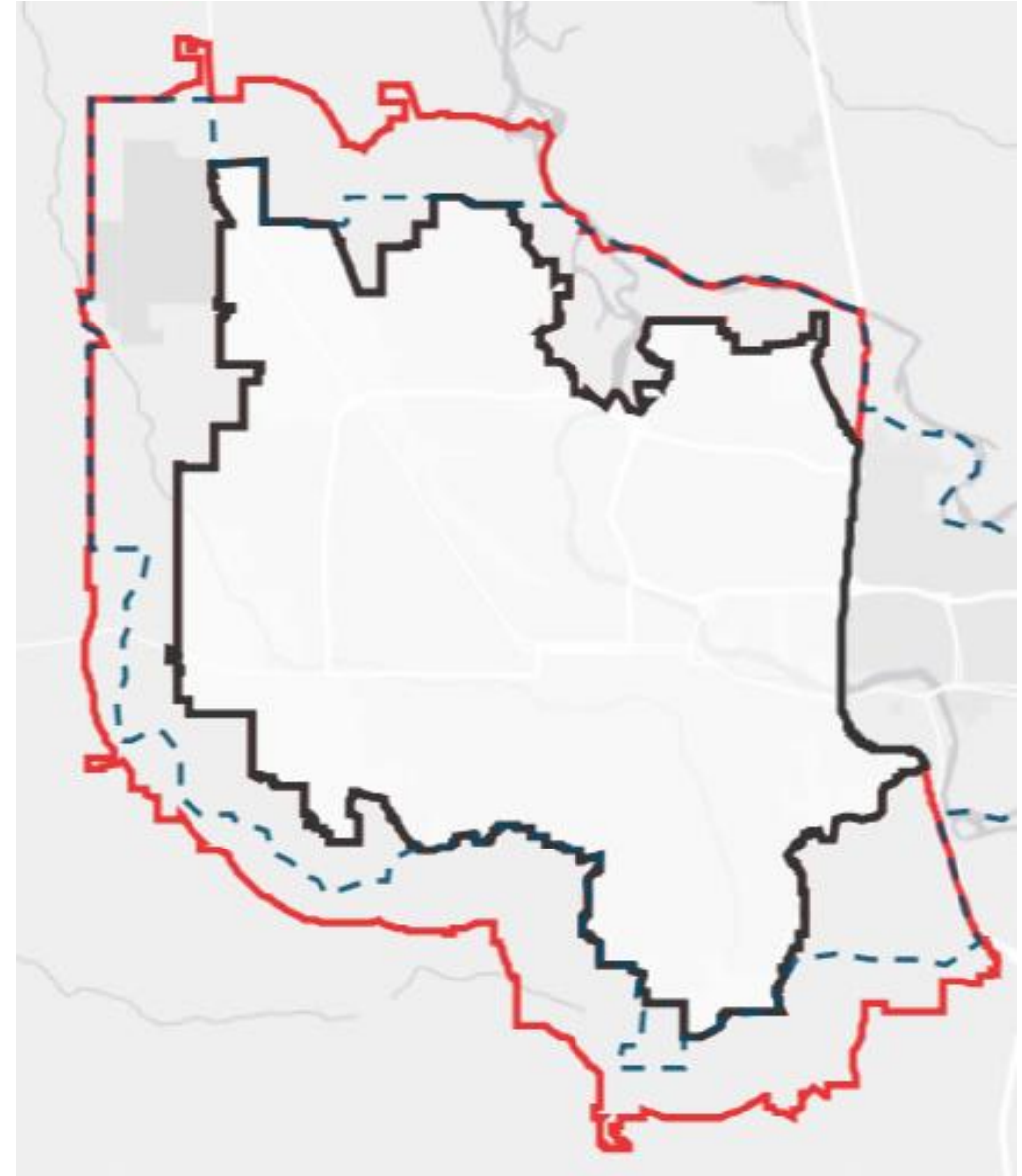


URBAN RESERVES

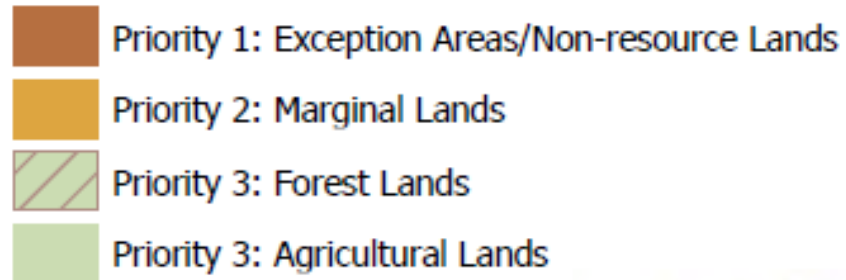


# Establish Urban Reserves Study Area

- Study area size increased from UGB analysis
- Included land at least one mile from UGB, except at river and I-5
- Consistent with new guidelines for establishing a UGB study area to streamline UGB analysis in future
- Coordinated with partner agencies and neighboring jurisdictions

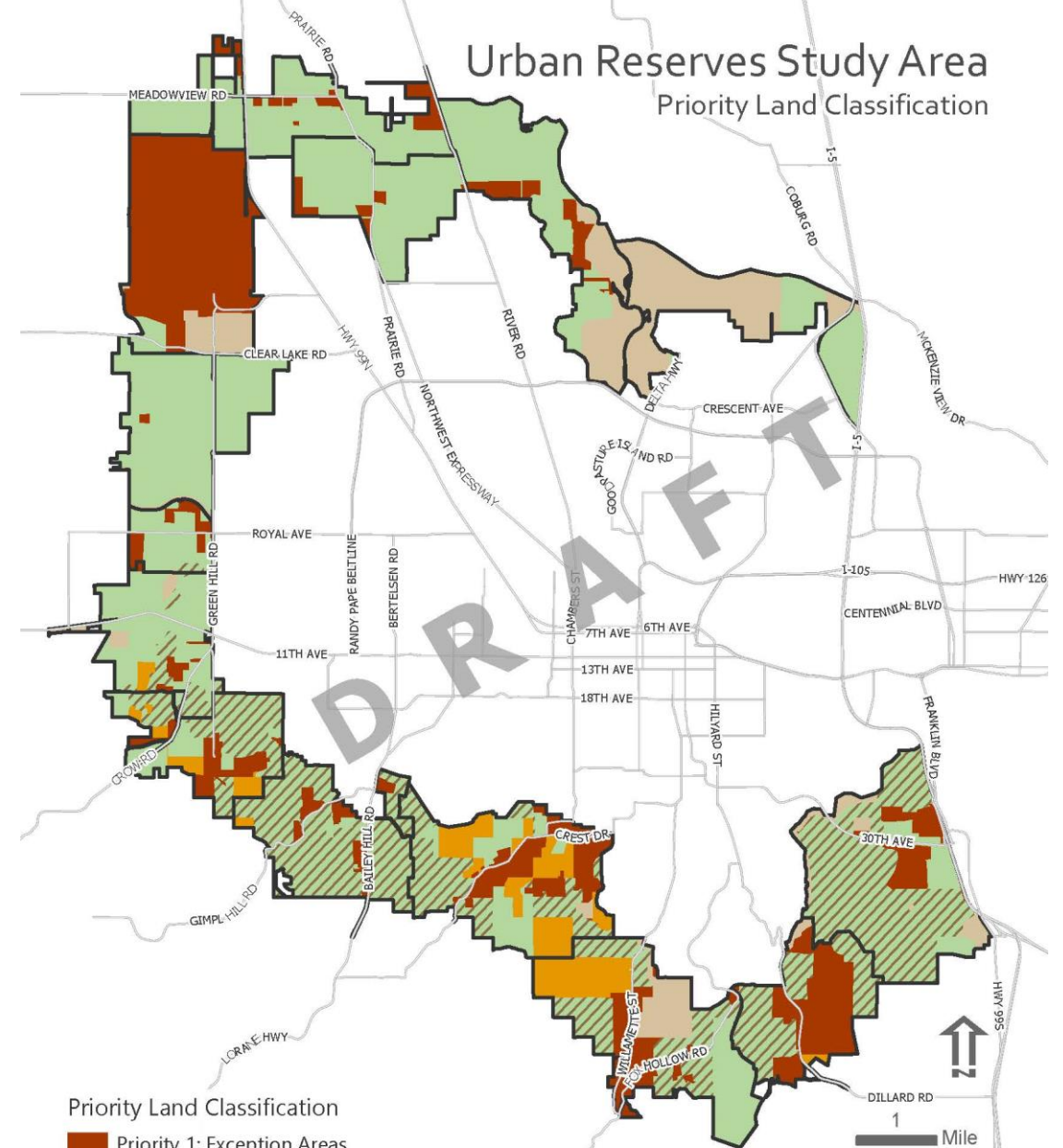


# Identify Priority Lands



Priorities are based on County Plan Designations (Metro Plan and RCP)

Lands must be evaluated for inclusion in Urban Reserves in this priority order, per OAR 660-021-0030



This map is intended for illustrative purposes, and is not suitable for legal, surveying, or engineering purposes. The draft study area is based on imprecise source data and is subject to change.

Map created February 2019 by City of Eugene Planning Division.

For additional information, visit [www.eugene-or.gov/UrbanReserves](http://www.eugene-or.gov/UrbanReserves)



# How much land do we need?

- Staff and consultants developed land demand projections for Urban Reserves accommodating 10- to 30-years of growth
- **High-level summary** for 30-year land need:

Land Use	Land Need
Residential	3,904
Employment	1,769
Other (Public)	195
Total	5,868

- Based on newest population & employment forecasts and carrying forward policy assumptions
- Model developed with ECONorthwest; based on land sufficiency model for 2012-2032 Buildable Lands Inventory



# Identify Developable Lands:

The definition of “Developable Land” from the state’s rules on developing Urban Reserves is *land that is not severely constrained by natural hazards or designated or zoned to protect natural resources and that is either entirely vacant or has a portion of its area unoccupied by structures or roads*, OAR 660-021—0010(5)



URBAN RESERVES

## Land Constraints:

- **Protected** land is land reserved to protect natural resources or prevent the impact of natural hazards, and therefore is assigned no development capacity.
- **Committed** land includes public and other land that has no development potential for housing or jobs because they are committed to other uses for the foreseeable future.

## Protected land in Urban Reserves Study Area:

- Lane County Goal 5 adopted riparian corridors
- Lane County Goal 5 adopted wetlands, including West Eugene Wetlands
- Critical habitat (federal and state-listed threatened and endangered species)
- Historic and cultural resources
- Natural Resources plan designations
- Floodway and 100-year flood plain (FEMA)
- Prohibitively steep slopes (>30%)
- High risk landslide areas (DOGAMI)

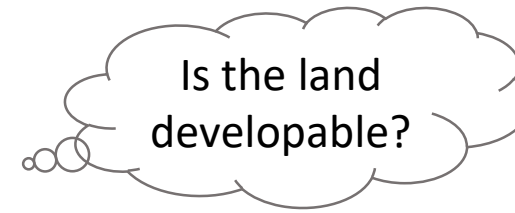




## Committed land in Urban Reserves Study Area:

- Public Parks and Open Spaces
- School District Property
- Utility Property
- Airport Property
- Other Government Property
- Cemeteries
- Transportation Rights-of-Way
- Bonneville Power Administration Rights-of-Way
- Private property with conservation easements that prohibit urban development





## Determine Land Constraints

(Protected and Committed land)



## Run Constraints Analysis (Land Supply Model)

Classifies study area land into:

Assign zero  
development  
potential to  
this land



- Protected
- Committed
- Developed

- Partially Vacant
- Vacant



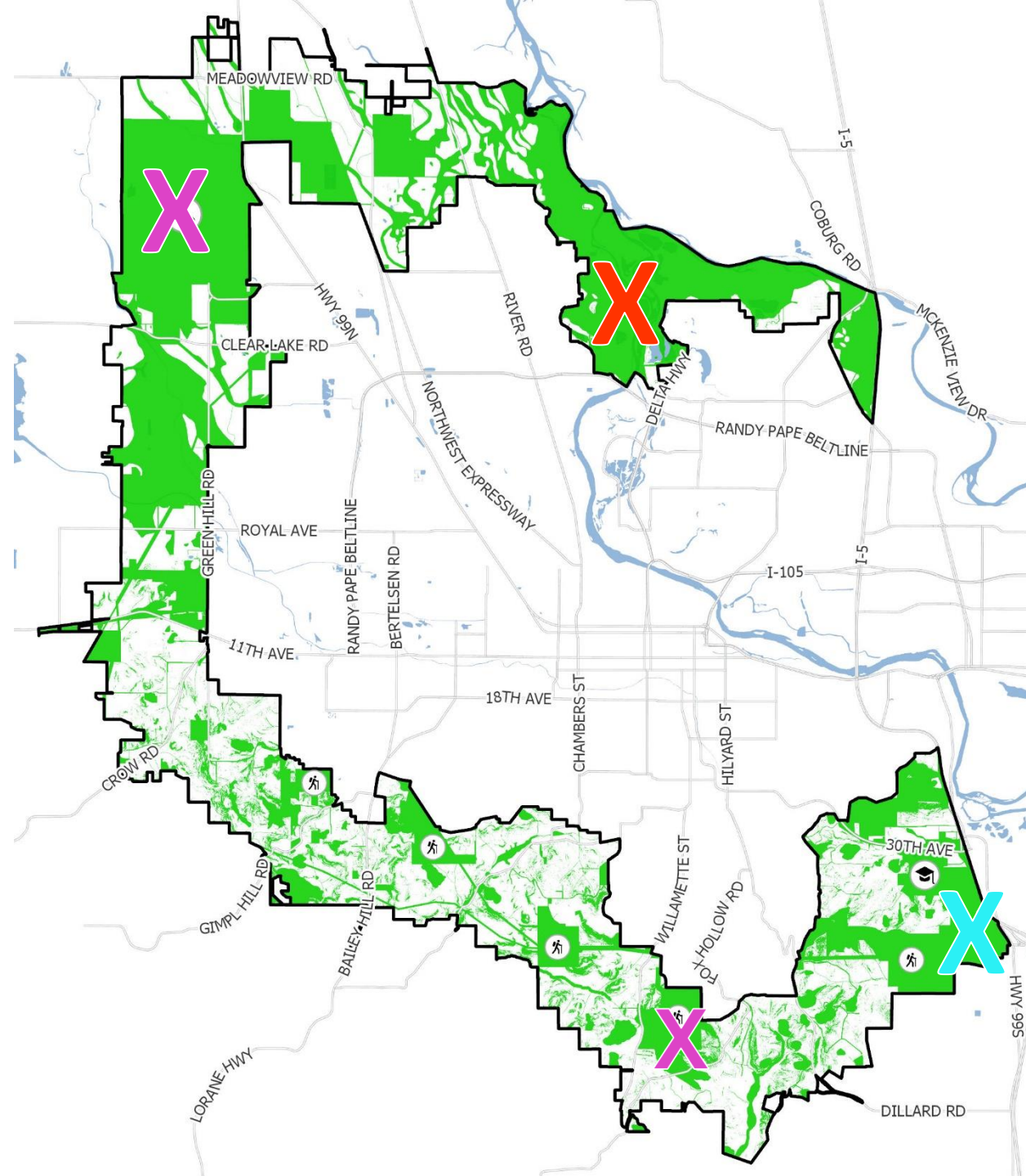
Run the Capacity  
Analysis on this land



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This land is  
not  
developable

Exclude  
Protected and  
Committed  
Land from  
further analysis





How many homes  
or jobs can be  
accommodated on  
the developable  
land?

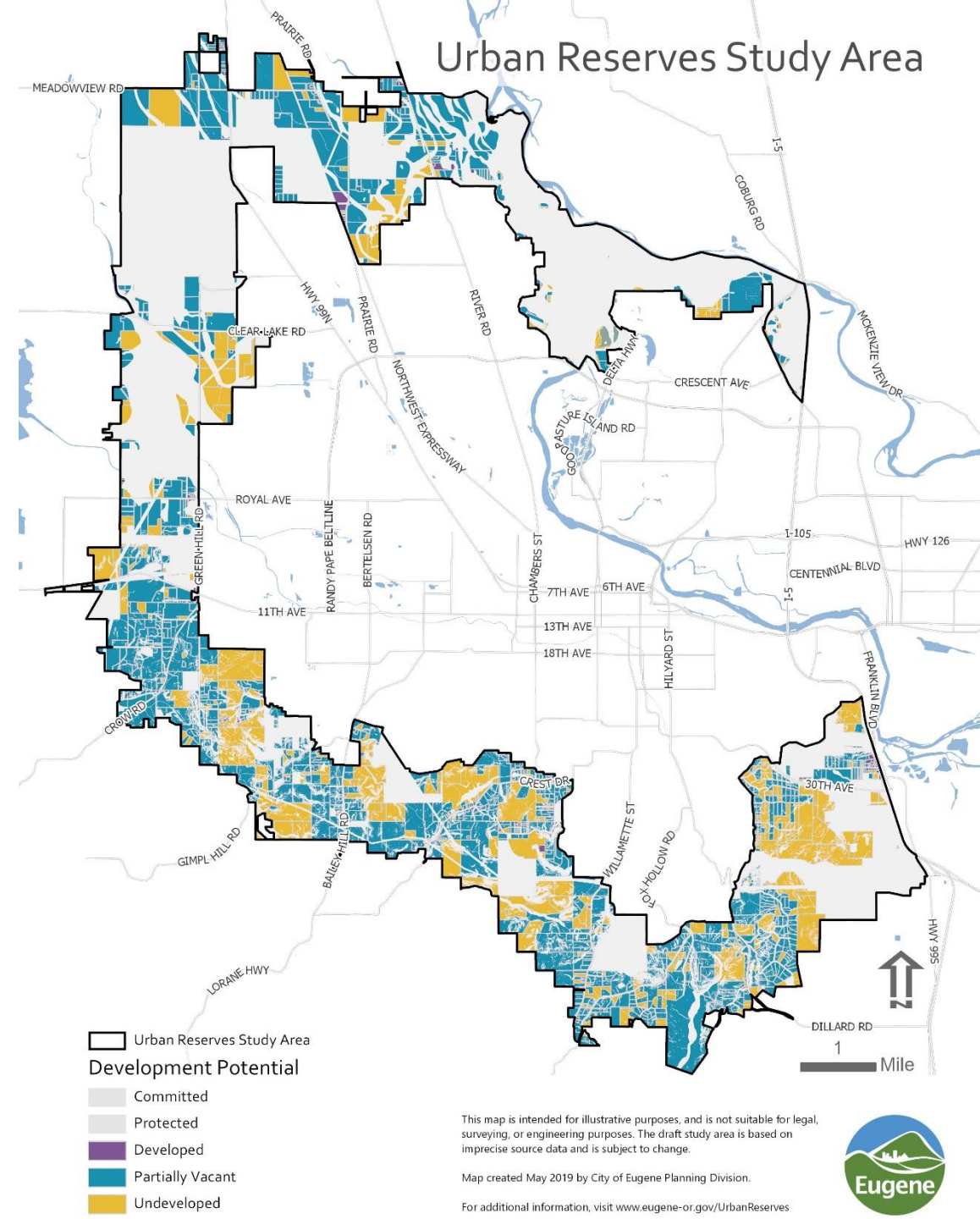
## Land Classification/ Capacity Analysis

Based on factors such as:

- Density
- Slope
- Elevation
- Height

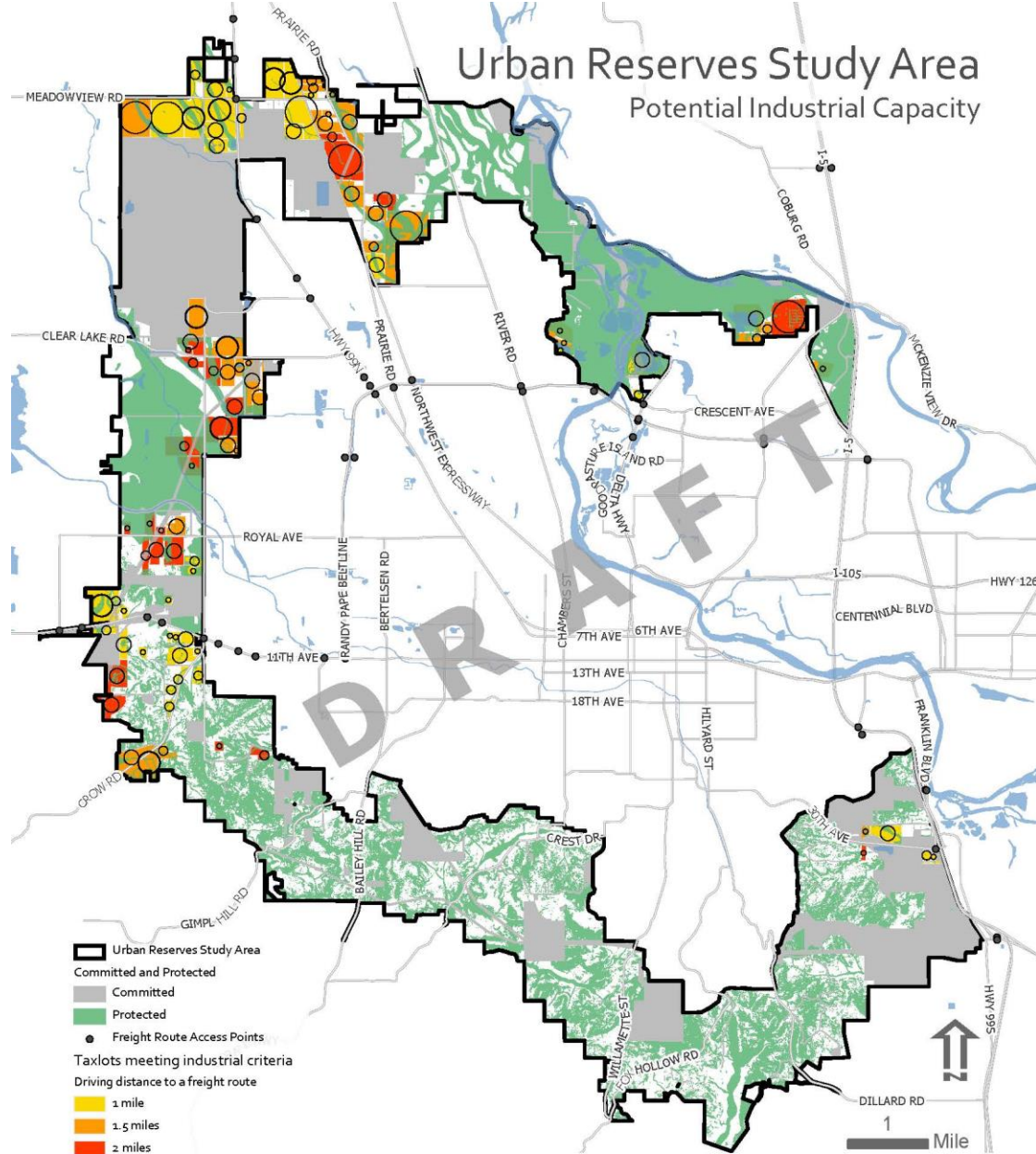
And future land use assumptions:

- Residential
- Employment



# Urban Reserves Study Area

Potential Industrial Capacity



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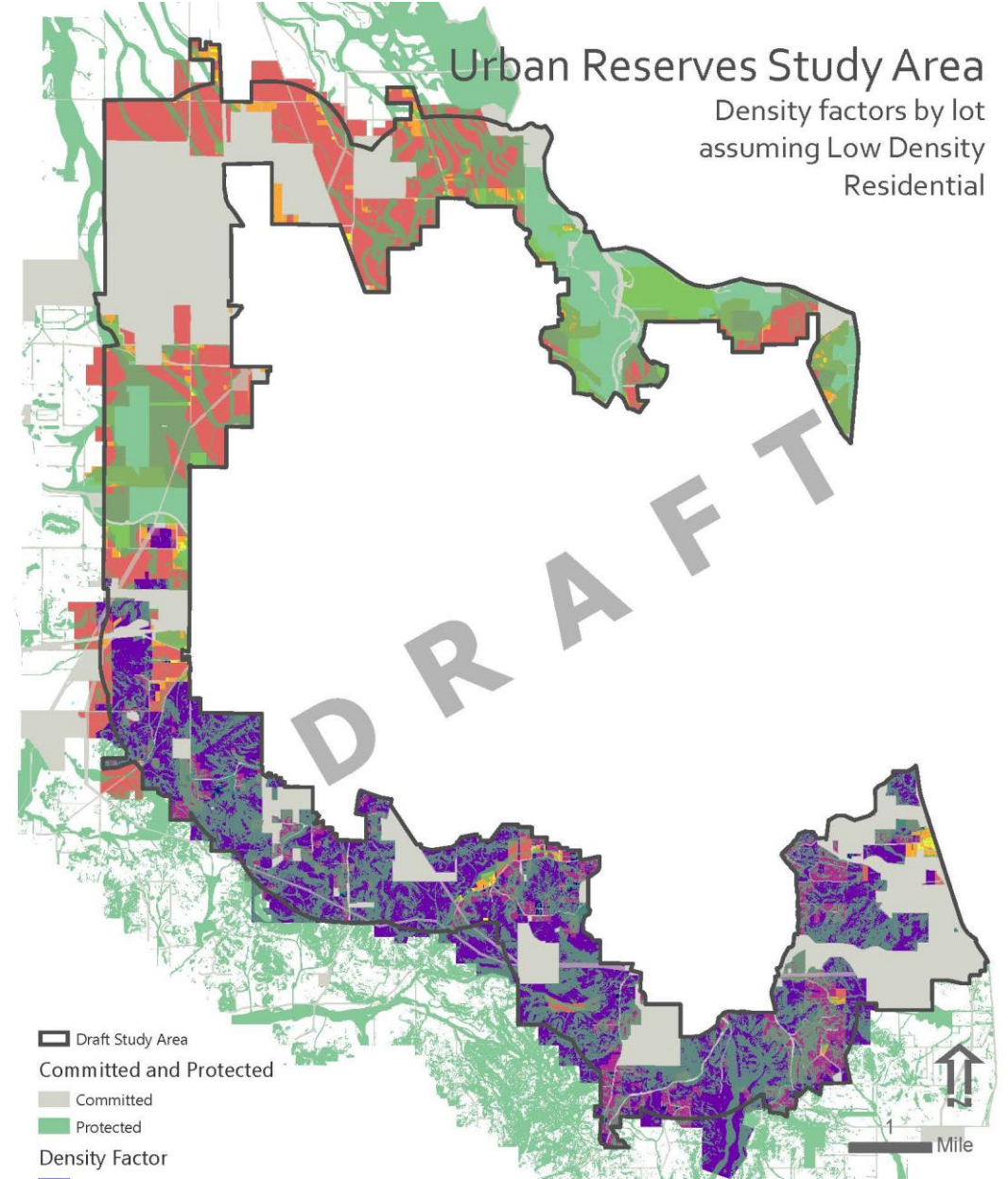
Map created April 2019 by City of Eugene Planning Division.

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# Urban Reserves Study Area

Density factors by lot  
assuming Low Density  
Residential



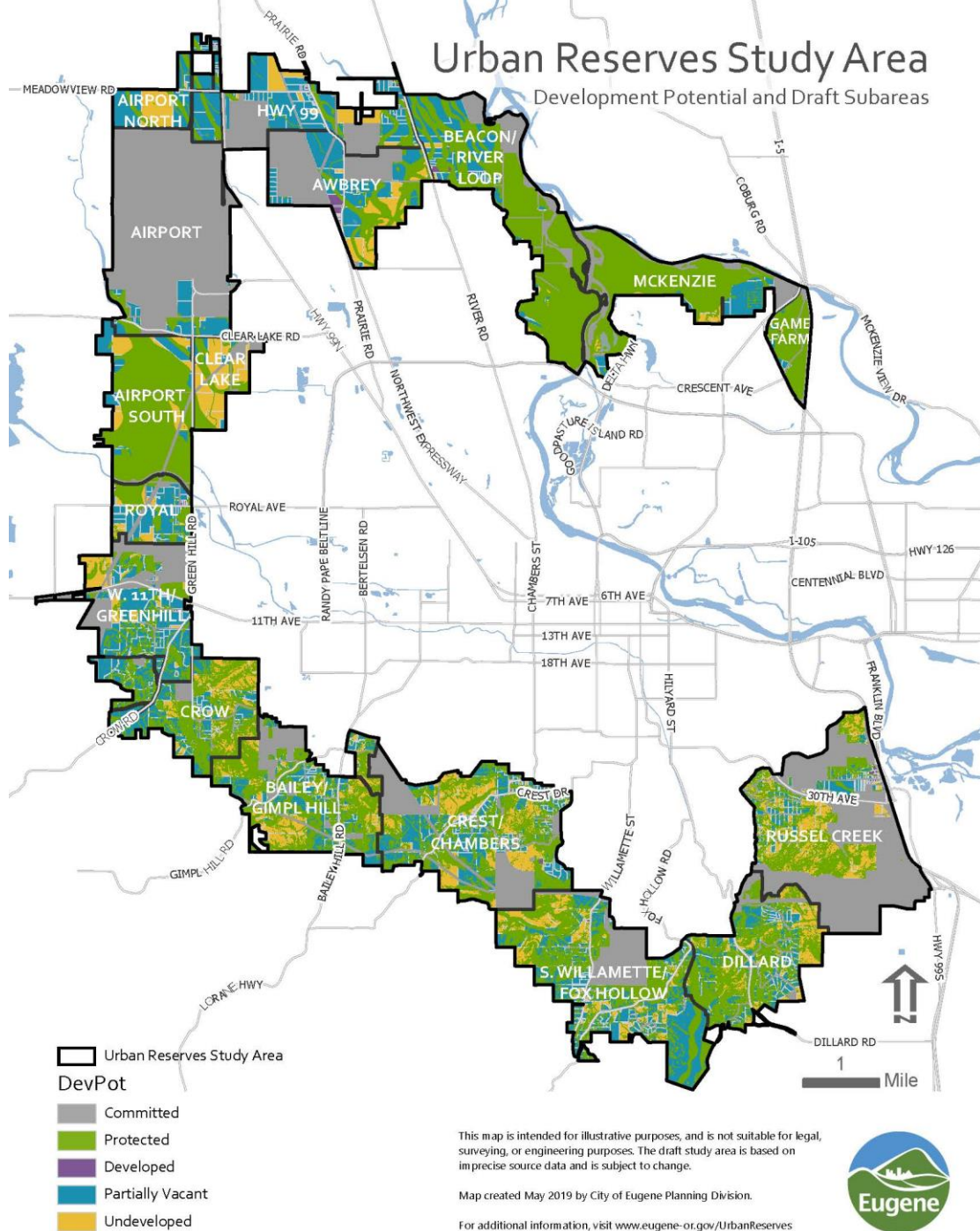
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# Details large and small





# Evaluate lands based on suitability

Evaluate developable land in the study area by considering it in terms of the following factors, then dismiss land that, on balance, would be unsuitable for urban reserves based on this evaluation:

- Efficient accommodation of land needs
- Orderly and economic provision of public facilities and services
- **Comparative Environmental, energy, economic and social consequences**
- Compatibility with nearby agricultural and forest activities

Locational criteria from State Planning Goal 14, Urbanization



# Evaluate lands based on priority ranking

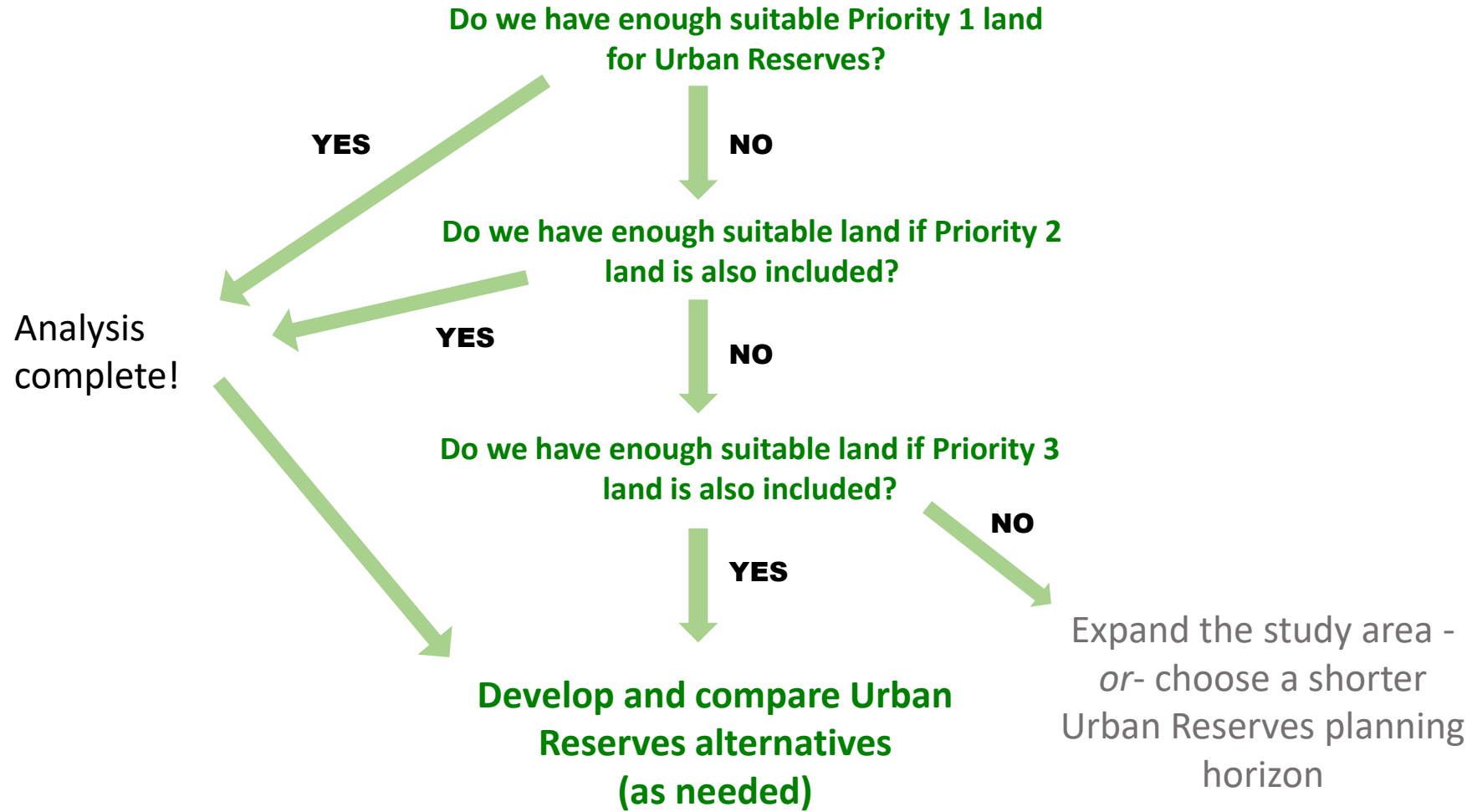
*Land found suitable for an urban reserve may be included within an urban reserve only according to the following priorities (OAR 660-021-0030(3):*

- Priority 1. Exception Areas/Nonresource land (also includes resource land completely surrounded by exception areas)
- Priority 2. Marginal Lands
- Priority 3. Farm and Forest Lands (poorest soils first)

The state allows lower priority land to be included if land of higher priority is *inadequate to accommodate the land need*, based on topographical or physical constraints and service provision needs.



URBAN RESERVES





# Triple Bottom Line Sounding Board—Role, cont'd

- Receive updates and provide input at 2-3 key milestones throughout the process

Today—

- Discuss/provide input on draft analysis prompts for consideration in suitability analysis

Fall—

- Report back on work. Review/provide input on draft options with TBL lens

Other meeting TBD



# Framing the TBL Discussion

- See draft analysis prompts
- Examples of types of issues we are considering in suitability analysis
- Meant to facilitate discussion, inspire deeper thought ... not all have answers
- Thoughts ...? Ideas ....? Additional questions ...?